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## Property Details

**Property Location:** 20005 NE Union Hill Rd. Redmond, WA 98052

The property is located just 1.5 miles from SR520 and SR202 and is adjacent to the City of Redmond with easy access to downtown Redmond and Microsoft's Redmond Campus.

**Property Size:** 124.1 acres

**Ownership and General Use:** Gunshy Manor was the family home of William and Barbra Nelson since 1957 when they purchased the home from William F. Niemi. In addition to the family home Barbara Nelson operated a Thoroughbred breeding farm.

The property has a vested use as a working farm under King County guidelines.

King County Tax Parcels	Parcel #	Size	Zoning
	0825069013	42.39 acres	RA5P
	0825069012	41.87 acres	RA5P
	0825069029	9.94 acres	RA5
	0825069055	27.28 acres	RA5
	0825069012	2.51 acres	RA5

### Residences:

Residence Type	Tax Lot Location	Square Feet	Number of Bedrooms	Number of Baths	Year Built	Comment
Main Home 20005 NE Union Hill Rd.	0825069013	5,810 (1.) 3,858 Main Floor 2,702 Basement	5	4	1942	Architecturally significant custom home in very good condition
Guest House	0825069013	1,326 (2.)	2	1	1942	Guest house in good condition
Log Cabin	0825069013	634 (2.)	1	1	1900	Log Cabin from the original Homestead by Jim Stryker
Double Wide 7412 196 <sup>th</sup> Ave NE	0825069012	1440 (1.)	3	2	1986 Nashua	In good condition

\*King County Assessor Records Source of Information - Onsite Measurement

**Workshop:** South of main home 16×40

**Barns:** The main barn consists of two buildings, 13 stalls, two foaling stalls, a tool room, office and overhead storage for 1,000 bales of hay (20 ton). Hay is also stored in the run-in-sheds.

**Run in Sheds:** Three run-in sheds are located on the property.

**Roads:** The property has over a three mile network of hard surface year round roads that service and provide access to all parts of the property.

**Water Rights Claims:** The property has two Water Right Claims on file with the State of Washington. One is to Martin Creek and the other is to a spring located on the property. The farm has two memberships to the Union Hill Water Association and has its own domestic water sourced from the spring. Its irrigation system is sourced from Martin Creek.

**Natural Water Courses:** Martin Creek is located on the extreme north end of the property, flows in a westerly direction and is the water course crossed by the entry bridge on the property's main driveway. Evans Creek is located in the southern central section of the property and bisects the property in a south to north direction and flows from the Evans Creek Natural Reserve area owned by King County which is adjacent to the property. No Name Creek is in the middle of the property, flows in an east to west direction and borders the entrance to the Southern Forest.

**Access:** The property has two access road locations to public roads. There is an access from Union Hill Road which is used by the Main Home and crosses over Martin Creek. The other access road is off of the Brick Road and is on the western boundary of the property. Both access roads provide year round ingress and egress to the property. It should be noted that Brick Road is on the list of dedicated King County Landmarks and is part of the original Yellow Brick Road 1<sup>st</sup> Transcontinental Highway.

**Unique Property Features:** The Farm property has several unique features. Included in these is its' size and remoteness in relationship to its proximity to Redmond and the greater Seattle Area. No new development can occur adjacent to the property on the east and south sides, and the west and north sides are already developed to their maximum zoning density. The Evans Creek Preserve lies immediately adjacent to the property

on the south and west sides. The property has three streams and a large fresh water fish pond. This past summer, it also produced, cut, baled, stored and sold 3,300 bales (110 tons) of high quality Timothy, Fescue hay. The farm also has an extensive road system as previously mentioned. Beyond creating accessibility, these roads provide a year round network of driving, riding, walking and mountain biking surface. 1.25 miles of 10' wide soft surface, maintained trails occupy and meander through the southern 40 acres of the forested nature area.

**General Comments:** The Nelson family has been excellent stewards of Gunshy Manor. Clearing the land and creating most of the pastures you now see. Over the last 60 years the Nelson family has worked to make Gunshy Manor a special place of aesthetic beauty in a private rural serene setting very close to major job centers, city services and conveniences.

**Information Available:** There is extensive information available and the critical areas have been mapped. In addition there is excellent aerial photography showing the existing conditions. All of this information can be obtained by accessing a dedicated FTP site for review. Please ask for log-in information.



**The Gunshy Manor**

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